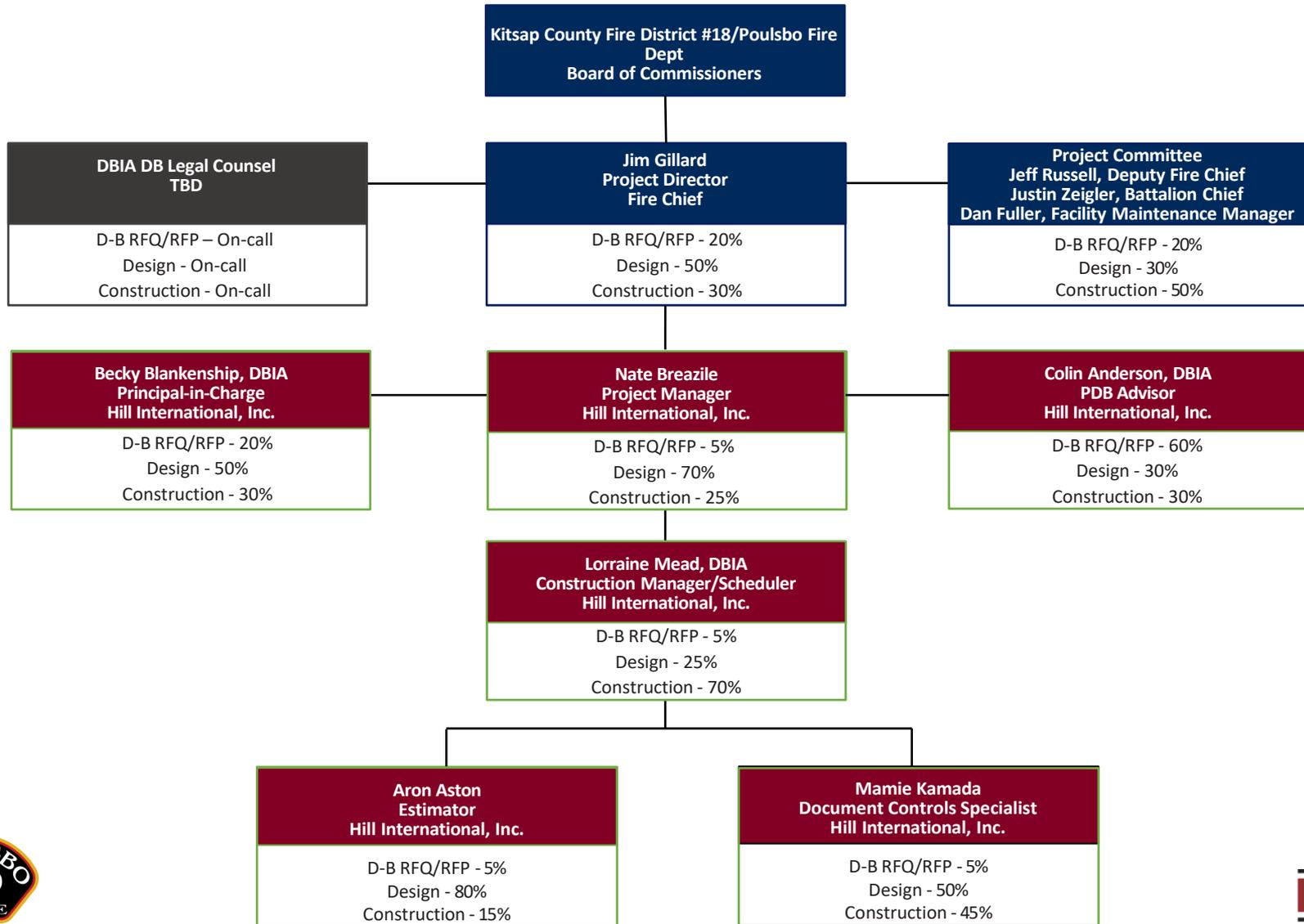




**Kitsap County Fire District #18/Poulsbo Fire Department  
PRC Presentation  
Project Approval Under RCW 39.10.280**



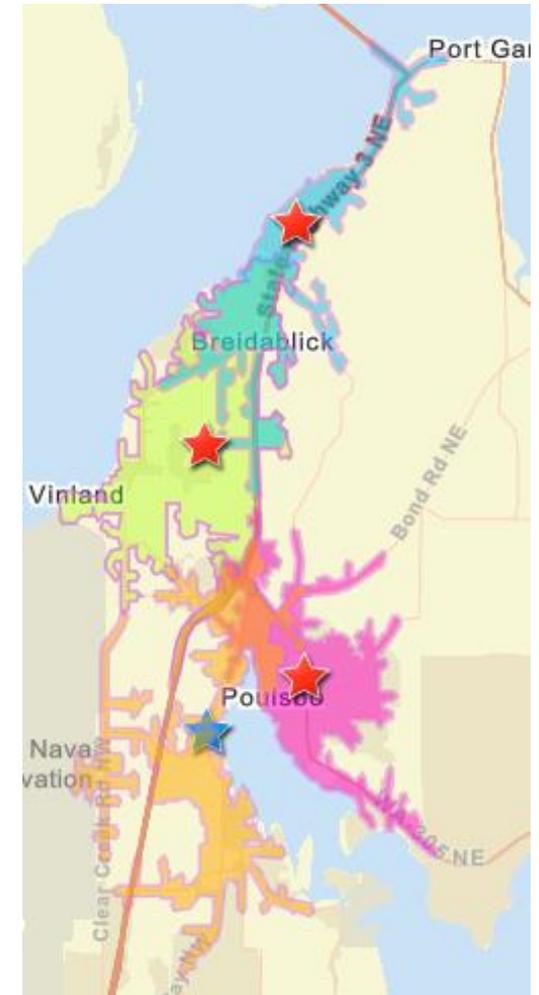
# Organizational Chart



# Strategic Plan - Needs



- Fire District provides all-hazard emergency response to 27,000 citizens
- Fire District covers 52 square miles, including the City of Poulsbo
- Responds to over 4,500 emergency incidents, per year from three staffed fire stations
- Strategic Plan Calls for the addition of a staffed station on Viking Ave Corridor.
- Will reduce response time to Scandia, Viking Ave, and Finn Hill areas.



# Fire Station 76 Overview



- 5,0000-6,000 sq ft Fire Station
- Three Apparatus Bays
- Sleeping quarters for four firefighters working 24-hour shifts
- Support Areas; Kitchens, Work Areas, Storage, Physical Fitness, etc



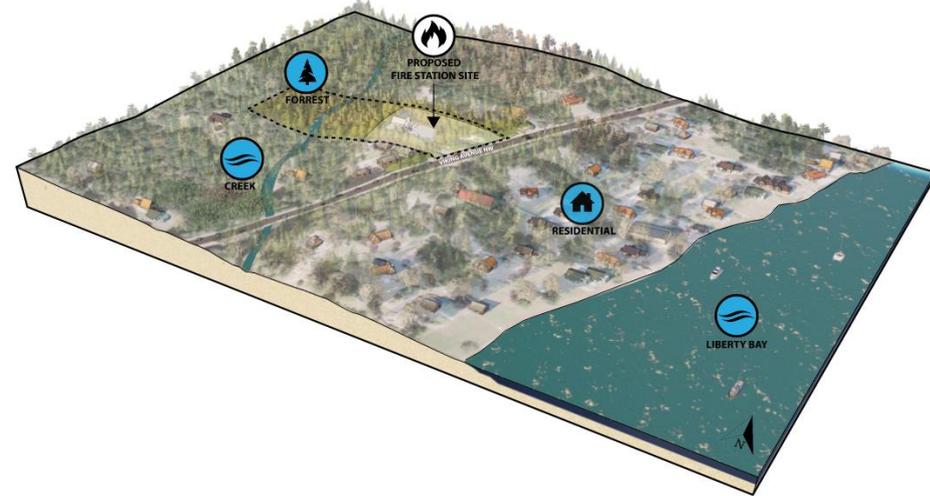
Station 76 - Needs Assessment			
	Quantity	Dimension	Sq ft
S-3 Vehicle Storage			
Apparatus Bays	1	50x20	1000
Apparatus Bays	2	40x20	1600
S-2 Mechanical and Storage			
PPE Storage	20	2x4	160
Shop	1	12x12	144
Decon/Janitorial	1	12x12	144
EMS Storage	1	12x12	144
Sprinkler	1	6x8	48
Electrical	1	6x6	36
HVAC	1	10x12	120
B - Business			
Work Area	1	14x14	196
Office	1	10X10	100
Lobby	1	10x10	100
Public Restroom	1	8x8	64
R-3 Residential			
PT Room	1	16x16	256
Bedrooms	4	12x10	480
Laundry / Janitorial	1	12x8	96
Lockers	20	2x2	80
Kitchen	1	14x12	168
Food Storage	1	8x10	80
Dayroom	1	22X22	484
		<b>Total</b>	<b>5500</b>



# Site Information



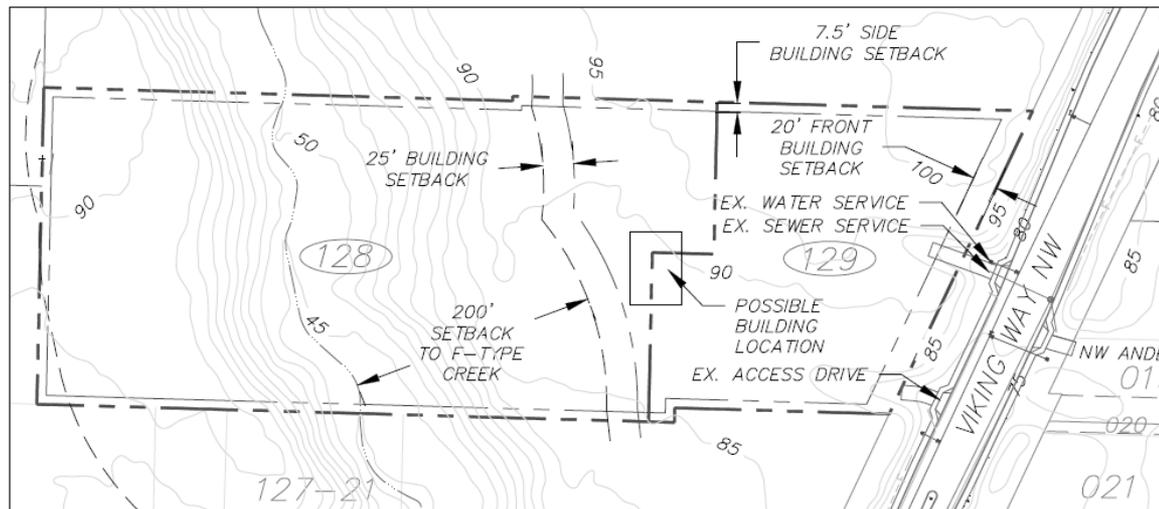
- Site based on location study to reduce response times
- 4.32 Acre Parcel purchased in 2021
- Feasibility study conducted by Loving Engineering of Port Gamble



# Feasibility



- Appropriate, considering; setbacks, access to utilities, soil conditions, stormwater management, road approach
- Survey of neighbors was supportive of the project, with concerns limited to noise and stream protection.
- District has secured adequate funding for the project as a component of the adopted Capital Improvement Plan



# Why Design-Build?



- The district is committed to the efficient use of the taxpayers' dollars. The intent of this project is to construct a cost-effective fire station.
- A comparison of fire station projects in the region indicated the potential for significant cost savings with Design-Build Process
- Site constraints and the department's flexibility with station layout/design; provides the opportunity to work collaboratively with the builder to reduce costs
- The district will have sufficient emergency response personnel prepared to staff the station by the end of 2023, increasing the necessity to complete construction as quickly as possible.



# Benefits of Design-Build Delivery



## **RCW 39.10.300(1)(b) “Greater innovation or efficiencies between the designer and the builder”**

- Maximum possibility for coordination of design and construction phasing to reduce impacts to neighboring residences and along Viking Ave.
- Opportunity for innovation and efficiencies in response to material shortages and extended lead times.

## **RCW 39.10.300 (1)(c) “significant savings in project delivery time”**

- Progressive Design-Build is the fastest delivery method. Starting construction work prior to completion of design results in a significantly reduced schedule.
- An earlier completion date for Station 76 will allow the Department to more quickly provide expanded fire and medical protection coverage. This is critical for protecting the life safety of the Scandia, Viking Ave, and Finn Hill areas as soon as possible.

## **RCW 39.10.280(2)(a) “Substantial Fiscal Benefit”**

- The budget is limited to fit within the Department’s project budget. The Design-Builder will be required to design within that budget.
- The Design-Builder’s involvement in the development of the scope shifts more risk of the performance of the project to the design-build team.



# Preliminary Project Budget



Professional Services	\$	384,000
Construction Cost	\$	3,486,752
Contract Admin/Other	\$	300,000
Contingencies	\$	275,000
Other Related Project Expenses	\$	184,000
<u>WSST</u>	<u>\$</u>	<u>332,885</u>
Total Project Cost	\$	4,962,637



# Project Schedule



- **PRC Presentation** Dec 1, 2022
- **D-B RFQ Advertisement** Jan 06, 2023
- **D-B SOQ Due** Feb 06, 2023
- **Shortlist Finalists, Issue RFP** Feb 13, 2023
- **Proprietary Meeting** Feb 23, 2023
- **Proposal Due** Mar 09, 2023
- **D-B Team Interviews** Mar 15, 2023
- **Selection of D-B Team** Mar 20, 2023
- **Notice to Proceed** Apr 10, 2023
- **Design Phase** Apr 2023 thru Dec 2023
- **AHJ Approval Phase** Jul 2023 thru Sep 2023
- **Construction Phase** Sep 2023 thru Sep 2024
- **Close Out Phase** Oct 2024 thru Nov 2024



# Procurement Approach



## Request for Qualifications

- Successful Experience with Projects of Similar Scope and Complexity
- Team Organization
- Experience developing GMP collaboratively with Owner
- Shortlist no more than three finalists



# Procurement Approach



## Request for Proposal

- Management approach specific to the project
- Innovation and Problem Solving
- Interactive Proprietary Meetings
- Statutorily required evaluation factors
- Price related factor: Fee
- \$5,000 honorarium
  - Limited required proposal submittals
  - Consistent with other recent/similar size projects



# OMWBE Inclusion Strategy



- Outreach to industry organizations (AGC, ASCE, etc.), encourage participation of OMWBE Certified & small businesses
- OMWBE website advertisement
- RFQ: past performance of utilization of OMWBE Certified Businesses
- RFP: Inclusion Plan for Certified & small businesses, included in scoring criteria – track and report utilization
- Local area training on Design-Build delivery nuances, tailored to subcontractors & vendors



***Thank you!***

***Questions and Answers***

